

# Planning Commission Regular Meeting Agenda

February 14, 2022

5:30 P.M.

## Council Chamber

22 Civic Center Plaza  
Santa Ana, CA

**Members of the public may attend this meeting in-person or join via Zoom.**

Join from your computer: <https://zoom.us/j/88599369882>

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Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID:** 88599369882

\*For viewing only: [www.youtube.com/cityofsantaanavideos](http://www.youtube.com/cityofsantaanavideos). **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

**For detailed participation and commenting options, please review the instructions provided at the end of this agenda.**

**To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.**



**THOMAS MORRISSEY**  
*Chair, Ward 6 Representative*

**ERIC M. ALDERETE**  
*Citywide Representative*

**BAO PHAM**  
*Vice-Chair,  
Ward 1 Representative*

**MIGUEL CALDERON**  
*Ward 2 Representative*

**ISURI S. RAMOS**  
*Ward 3 Representative*

**MARK McLOUGHLIN**  
*Ward 4 Representative*

**ALAN WOO**  
*Ward 5 Representative*

**MinhThai**  
*Executive Director*

**John Funk**  
*Legal Counsel*

**Fabiola Zelaya Melicher, AICP**  
*Planning Manager*

**Christina Leonard**  
*Acting Recording  
Secretary*



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – [www.santa-ana.org/city-meetings](http://www.santa-ana.org/city-meetings).

**CALL TO ORDER**

**Commissioners:**

**Thomas Morrissey, Chair  
Bao Pham, Vice-Chair  
Eric M. Alderete  
Miguel Calderon  
Mark McLoughlin  
Isuri S. Ramos  
Alan Woo**

**Executive Director  
Senior Asst. City Attorney  
Planning Manager  
Recording Secretary**

**Minh Thai  
John Funk  
Fabiola Zelaya Melicher  
Christina Leonard**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (non agenda items)**

**CONSENT CALENDAR ITEMS**

**a. Minutes**

**Recommended Action:** Approve Minutes from January 24, 2022 meeting.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

***\*End of Consent Calendar\****

**BUSINESS CALENDAR**

***Public Hearing: The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10***

days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on February 4, 2022 and notices were mailed on February 3, 2022

**1. Conditional Use Permit No. 2021-19 Case Planner, Eric Martin**

**Project Location:** 2 E. Hutton Centre Drive, Unit 204

**Project Applicant:** Jiayu Liu, representing Little Pan Fried Bun

**Proposed Project:** The applicant is requesting approval of Conditional Use Permit (CUP) No. 2021-19 to allow the sale of alcoholic beverages for on-premise consumption (Type 41- Beer and Wine) at an existing eating establishment. Pursuant to Section 41-196 of the Santa Ana Municipal Code (SAMC), establishments wishing to sell alcoholic beverages for on-premise consumption require approval of a CUP.

**Environmental Impact:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 - Existing Facilities. Notice of Exemption, Environmental Review No. 2021-127 will be filed for this project.

**Recommended Action:** Adopt a resolution approving Conditional Use Permit No. 2021-19 as conditioned.

**2. Conditional Use Permit No. 2021-20 and No. 2022-2 Eric Martin, Case Planner**

**Project Location:** 2 E. Hutton Centre Drive, Unit 203

**Project Applicant:** Xianglong Kong, representing Gokumi Ramen & Yakitori

**Proposed Project:** The applicant is requesting approval of Conditional Use Permit (CUP) No. 2021-20 and No. 2022-2 to allow the sale of alcoholic beverages for on premise consumption (Type 41- Beer and Wine) and after-hours operations at a new eating establishment. Pursuant to Section 41-196 of the Santa Ana Municipal Code (SAMC), establishments wishing to sell alcoholic beverages for on-premise consumption and wishing to operate between the hours of 12:00 a.m. (midnight) and 7:00 a.m., require approval of respective CUPs.

**Environmental Impact:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 - Existing Facilities. Notice of Exemption, Environmental Review No. 2021-130 will be filed for this project.

**Recommended Action:** .Adopt a resolution approving Conditional Use Permit

**Administrative Matters**

*\*End of Business Calendar\**

**STAFF COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

The next meeting of the Planning Commission will be on February 28, 2022 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**FUTURE AGENDA ITEMS**

**APPEAL INFORMATION**

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

**MEETING INFORMATION**

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### 1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](https://zoom.us) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

*To speak during the meeting:* When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

### 2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

*To speak during the meeting:* When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

### 3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

*To speak during the meeting:* When you wish to comment on an item that is being discussed, press \*9 on your phone to virtually raise your hand. You will have 3 minutes.

### **Submit a written comment**

You are invited to submit a written comment in one of the following ways:

- **E-mail** [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org) and reference the topic in the subject line.
- **Mail** to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

***Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.***